

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE DEPUTY
ZONING VARIANCE	
E/S Swanhill Court, 2000 ft. N	* ZONING COMMISSIONER
of c/l Keyser Road	
121 Swanhill Court	* OF BALTIMORE COUNTY
3rd Election District	
2nd Councilmanic District	* Case No. 97-29-A
Jerome Ross, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Jerome Ross and Ruth C. Ross, his wife, for that property known as 121 Swanhill Court in the Glencroft subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR), to permit a 40 ft. front yard setback in lieu of 50 ft. for an attached garage. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING

Date

By

8/21/96
M. Chavak

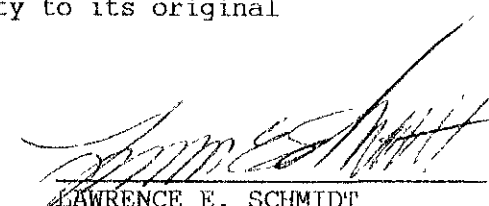
MICROFILMED

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of August, 1996 that a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR), to permit a 40 ft. front yard setback, in lieu of 50 ft. for an attached garage, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mun

ORDER RECEIVED FOR FILING

Date

By

8/21/96
M. G. G. G.

MICROFILMED

MICROFILMED



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 20, 1996

Mr. and Mrs. Jerome Ross
121 Swanhill Court
Baltimore, Maryland 21208

RE: Petition for Administrative Variance
Case No. 97-29-A
Property: 121 Swanhill Court

Dear Mr. and Mrs. Ross:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MAILED 11 3 1996





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

121 SWANHILL Ct.

which is presently zoned

RC5

97-29-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 A04.3.B.5 (202.2., R.40) to permit a 40 ft front yard in lieu of 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- ① WE WISH TO BUILD A GARAGE WHICH WILL GO BEYOND THE 50 FOOT BUILDING SETBACK LINE IN FRONT OF HOUSE.
- ② NEXT DOOR NEIGHBOR OBJECTS TO GARAGE ON SIDE OF HOUSE NEAREST HIM AND HER
- ③ STEEP INCLINE IN REAR OF HOUSE PROHIBITS PLACEMENT OF GARAGE THERE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

JEROME ROSS

(Type or Print Name)

Signature

ROUTH ROSS

(Type or Print Name)

Signature

121 SWANHILL COURT 410 484 8515

Address

Phone No

BALTIMORE MD. 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

RECORDED

Zoning Commissioner of Baltimore County



REVIEWED BY: MDK

DATE: 7/24/96

ESTIMATED POSTING DATE: 8/4/96



Printed with Soybean Ink
on Recycled Paper

ITEM #: 34

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 121 SWANHILL COURT
address
BALTIMORE, M D. 21208
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- ① CANNOT PLACE ON SIDE OF HOUSE DUE TO NEIGHBORS
OBJECTION
- ② CANNOT LOCATE AT REAR OF HOUSE BECAUSE OF STEEP
GRADE OF LOT.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
(signature)
Jerome Ross
(type or print name)



[Signature]
(signature)
Ruth Ross
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of July, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jerome Ross, & Ruth Ross

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

07/20/96
date

[Signature]
NOTARY PUBLIC

My Commission Expires:

10/01/96

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 121 SWANHILL COURT
address
BALTIMORE MD 21208
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

① CANNOT PLACE ON SIDE OF HOUSE DUE TO NEIGHBORS' OBJECTION

② CANNOT LOCATE AT REAR OF HOUSE BECAUSE OF STEEP GRADE OF LOT.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jerome Ross
(signature)
Jerome Ross
(type or print name)



Ruth Ross
(signature)
Ruth Ross
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of July, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jerome Ross, & Ruth Ross

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

07/20/96
date

James L. Lamm
NOTARY PUBLIC

My Commission Expires:

10/01/96

MICROFILMED



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

121 SWANHILL Ct.

which is presently zoned

RC5

97-29-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3.13.5(202.2, R.40) to permit a 40 ft front yard in lieu of 50 ft.

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- ③ STEEP INCLINE IN REAR OF HOUSE PROHIBITS PLACEMENT OF GARAGE THERE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

JEROME ROSS

(Type or Print Name)

RUTH C. ROSS

(Type or Print Name)

Ruth C. Ross

Signature

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County



REVIEWED BY: 2776

DATE: 7/24/86

ESTIMATED POSTING DATE: 8/4/86



Printed with Soybean Ink
on Recycled Paper

ITEM #: 34

ZONING DESCRIPTION FOR: 121 Swanhill Court

97-29-A

Beginning at the ~~EAST~~ side of Swanhill Court which is 25 feet wide at the distance of 2000 feet NORTH of the centerline of the nearest improved intersecting street, Keyser Road, which is 25 feet wide. Being Lot# 11, Block --, Section # -- in the subdivision of Glencroft as recorded in Baltimore County Plat Book #32, Folio # 77, containing 1.25 acres. Also, known as 121 Swanhill Court, Baltimore, Maryland 21208 and located in the 3rd Election District, 2nd Councilmanic District.

MICROFILMED

34

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-19-A

District 3rd

Posted for:

Veronica

Date of Posting

8/29/86

Petitioner:

Dorome & Ruth Ross

Location of property:

121 Selen Hill Ct.

Location of Sign: Facing, roadway on property being zoned

Remarks:

Posted by

MMH
Signature

Date of return:

8/29/86

Number of Signs:

1

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-29-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 39 Petitioner: Ruth + Jerome Ross

Location: 121 SWANHILL COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J. Ross

ADDRESS: 121 SWANHILL COURT

BALTIMORE, MD 21208

PHONE NUMBER: (410) 484-8515

Handwritten signature



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 2, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-29-A (Item 34)
121 Swanhill Court
E/S Swanhill Court, 2000' N of c/l Keyser Road
3rd Election District - 2nd Councilmanic
Legal Owner(s): Jerome Ross and Ruth C. Ross

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 4, 1996. The closing date (August 19, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Jerome and Ruth Ross

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 12, 1996

Mr. and Mrs. Jerome Ross
121 Swanhill Court
Baltimore, Md 21208

RE: Item No.: 34
Case No.: 97-29-A
Petitioner: Jerome Ross, et ux

Dear Mr. and Mrs. Ross:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 24, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILM



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: August 1, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Sam L. Lewis

PK/JL

MICROFILMED

LIMITATIONS - This Blanket Plan is valid only for construction projects which do not exceed any of the following limitations:

1. One work unit - will not exceed 20,000 square feet of disturbed area.
2. Total volume of earth disturbance shall not exceed 1,000 cubic yards of cut or fill material.
3. Cut and/or fills will not exceed 10 feet in depth after final grading.
4. No slope shall be steeper than 2:1 after final grading.
5. No grading or construction shall take place within 75 feet or greater as may be required of a water body, stream and/or wetlands as designated by Baltimore County or State of Maryland.
6. Site does not require any of the following state permits:
1, Waterway Construction Permit, 2, Wetland Construction Permit
7. Time from start of disturbance to final stabilization will be less than 30 calendar days, per work unit.

SEDIMENT CONTROL REQUIREMENTS FOR USE OF BLANKET PLAN

- A. All sediment control practices will be based on criteria from the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, as amended by the District and D.P.R.E.M. (Silt Fence 12.03 and Stabilized Construction Entrances 14.03 have been amended.
- B. Following initial soil disturbances or redisturbances, permanent or temporary stabilization shall be completed within 7 working days.
- C. Topsoil will be stockpiled within the limits of the site and the area down slope protected by straw bale, dikes or silt fence.
- D. All clearing and grading shall be completed in the following sequence:
1. Clear and grub for the installation of construction entrance, silt fence, straw bale dike and other sediment control practices.
2. Install silt fence, straw bale dike, stabilize construction entrance and any other sediment control practices required by inspector.
3. Grade the site and/or construct any structures, paving and/or utilities.
4. Stabilize the site according to the seeding or sodding specs.
5. After site has been stabilized (minimum stabilization by seeding and mulching), will the permission of the sediment control Inspector, remove sediment control structures and stabilize remaining disturbed areas.
- G. Access to the site will be available at all times to the District and Baltimore County personnel.
- F. Any sediment or erosion control features installed by a developer that are damaged or disturbed during construction shall be restored or repaired before the end of each working day. If this is impractical, permission prior to disturbance is required from the Sediment Control Division of the Department of Environmental Protection and Resource Management. Phone 887-3226, forty-eight (48) hours in advance of proposed work to request this permission.
- G. The following sediment control measures will be employed in such manner that down-slope undisturbed areas will not be contaminated by sediment. A site plan must be provided showing all information, such as location, type of sediment control devices, etc.
- H.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: ~~Baltimore County~~
Item No. 034 (MJIC)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for *Bob Small*

Ronald Burns, Chief
Engineering Access Permits
Division

BS

RECEIVED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 5, 96

DATE: Aug 8, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 26
27
29
30
31
32
34
36
37
40
41
42

RBS:sp

BRUCE2/DEPRM/TXTSBP

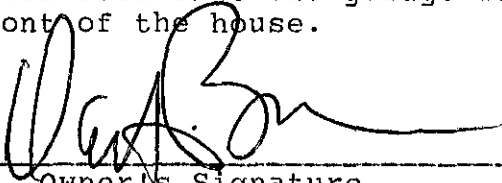
RECEIVED



June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.



Owner's Signature

113 SWANHILL CT

Address

MICROFILMED

34

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

Arthur B. B. B. B.

Owner's Signature

119 Swanhill Ct.

Address

MICROFILMED

34

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

Mitzie Helen Schwartz Mitzie Helen Schwartz July 23, 1996
Owner's Signature

122 Swanhill Ct
Address
Baltimore Md 21208

MICROFILMED

34

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

RJ Hallack
Owner's Signature
Robert J. Hallack
118 Swanhill Ct.
Address

MICROFILMED.

34

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

Therese Byrdann 1

Gayle J. Larkin

Owner's Signature

117 Swanhill Court 21208

Address

MICROFILMED

34



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204


RE: Baltimore County
Item No. 034 (MJIC)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for 
Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS

RECEIVED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21202-0717

June 14, 1996

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The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

Sandra Polovny

Owner's Signature

110 Swanhill Ct.

Address

MICROFILMED

34

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.


Owner's Signature


Address

MICROFILMED

#34

June 14, 1996

To Whom it may Concern:

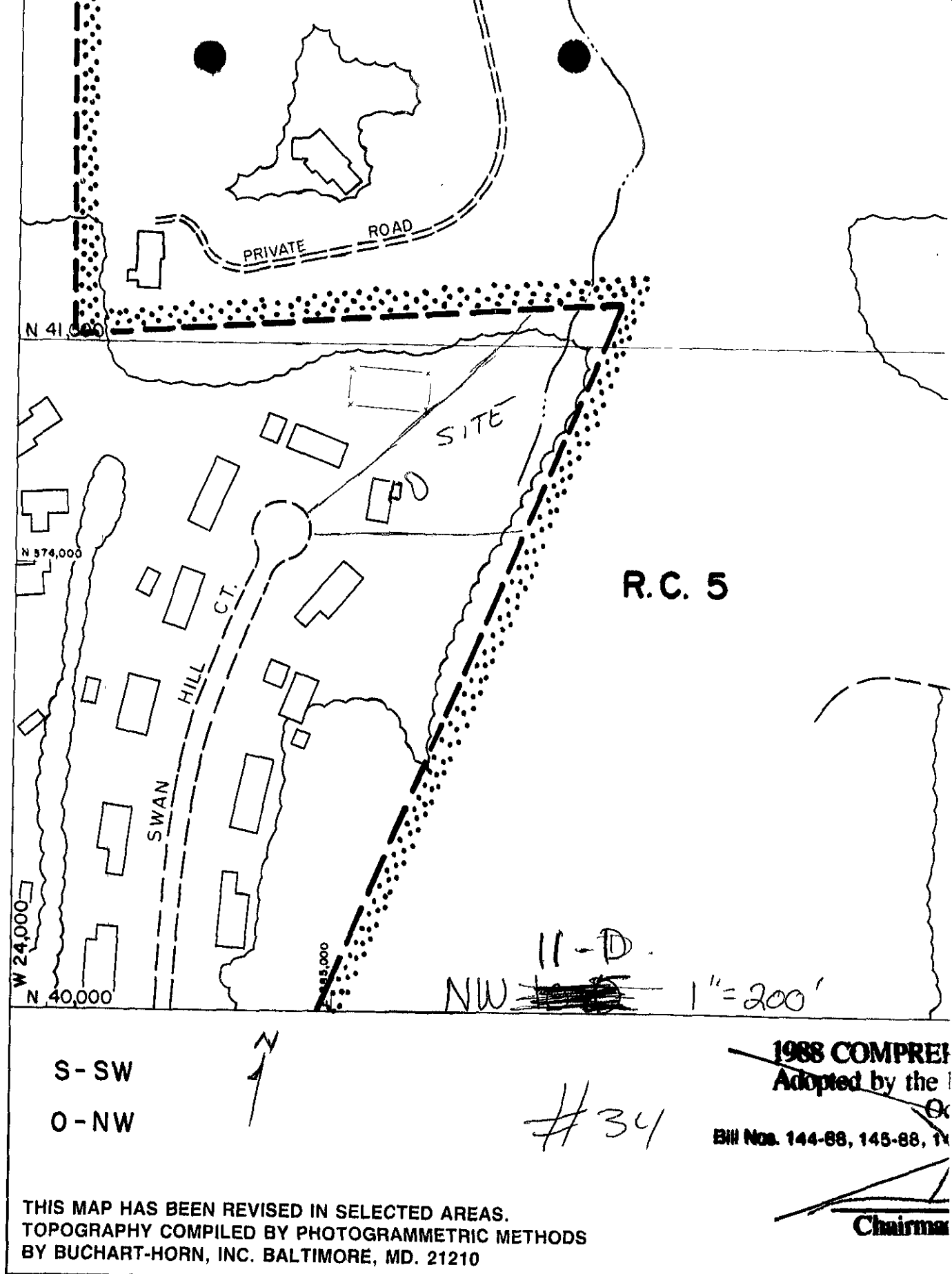
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Lisa A. Kaplan
Owner's Signature

111 Swanhill Ct.
Address

NOT RECORDED

39



MICROFILMED

97-29-A

Ross
121 Swanhill
Baltimore, MD 21208



#34
Mr. Mark Fellman
Zoning Review
Dept of Permits + Devel. Man.
111 West Chesapeake Ave.
Rm 111
Towson, MD 21204

PHOTOS

DO NOT BEND

MICROFILMED

Dear Mitch,

Here are the
photos I took
with me by
accident, sorry!

Thanks for your
help.

Ruth Ross

MICROFILMED





PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MICROFILMED	N.W. 11-D
DATE OF PHOTOGRAPHY JANUARY 1986	LYS TRA # 34	

97-29-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 121 SWANHILL COURT

see pages 5 & 6 of the CHECKLIST for additional required information

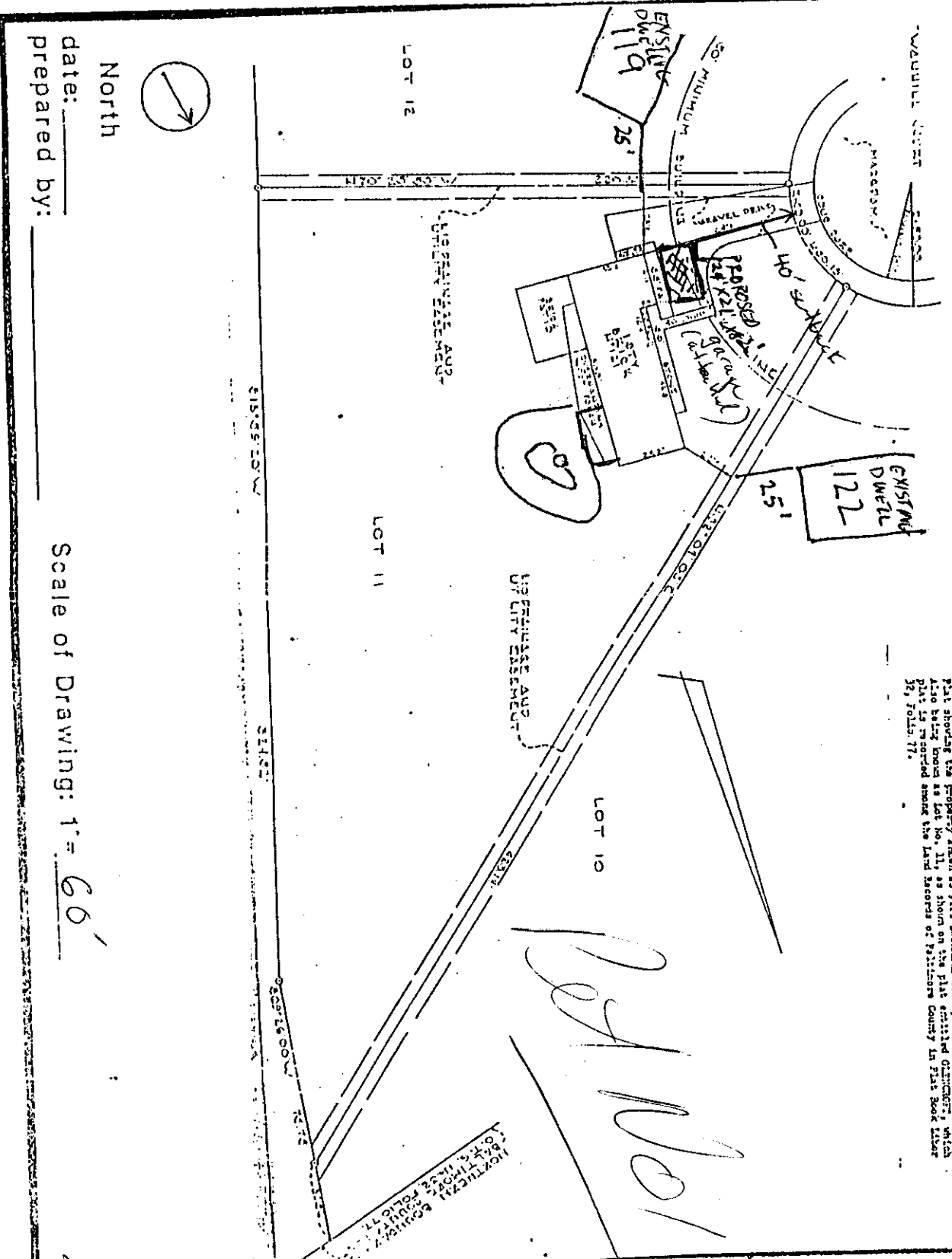
Subdivision name: GLENCREOF

Plat book # 32, folio # 11, section #

OWNER: RUTH AND JEROME ROSS

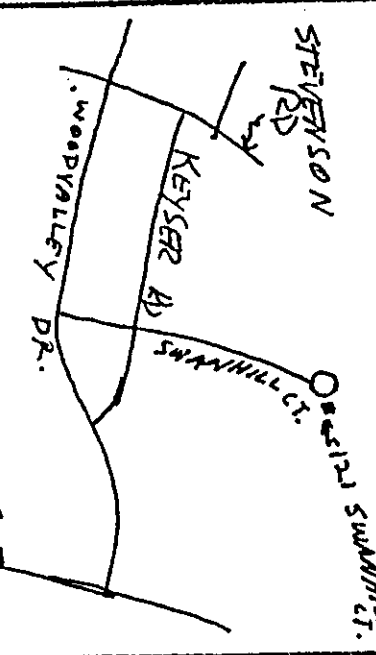
97-29-A

Plat showing the property shown as 121 Swanhill Court, Baltimore County, Maryland. Also being shown as Lot No. 111 as shown on Baltimore County Tax Map Book 37, Page 77.



North
date: _____
prepared by: _____

Scale of Drawing: 1" = 60'



LOCATION INFORMATION

Election District: 3
Councilmanic District: 2

1"=200' scale map: NW 11D

Zoning: RC-S, NEHD

Lot size: 1.25 54,828 square feet

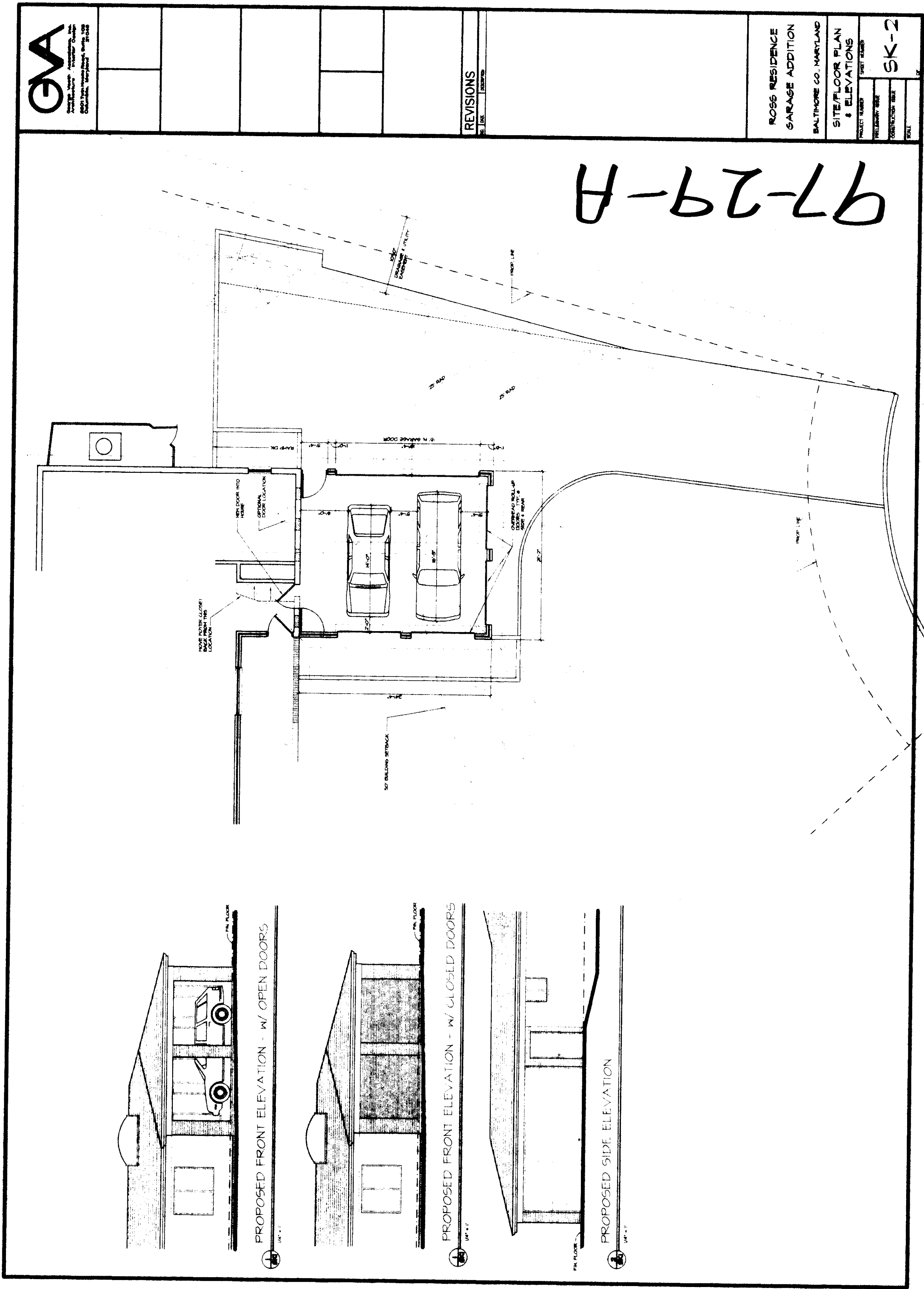
SEWER: ☒ PRIVATE
WATER: ☒ PUBLIC

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: _____ ITEM #: _____ CASE #: _____
date: _____

MICROFILMED



MICROFILMED # 34

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
E/S Swanhill Court, 2000 ft. N of c/l Keyser Road
121 Swanhill Court
3rd Election District
2nd Councilmanic District
Jerome Ross, et ux
Petitioners

* BEFORE THE DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-29-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Jerome Ross and Ruth C. Ross, his wife, for that property known as 121 Swanhill Court in the Glencroft subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR), to permit a 40 ft. front yard setback in lieu of 50 ft. for an attached garage. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of August, 1996 that a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR), to permit a 40 ft. front yard setback, in lieu of 50 ft. for an attached garage, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 20, 1996

Mr. and Mrs. Jerome Ross
121 Swanhill Court
Baltimore, Maryland 21208

RE: Petition for Administrative Variance
Case No. 97-29-A
Property: 121 Swanhill Court

Dear Mr. and Mrs. Ross:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 121 SWANHILL Ct.
97-29-A which is presently zoned RCS

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.5 (ZOC 2, R.40) to permit a 40 ft front yard in lieu of 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. WE WISH TO BUILD A GARAGE WHICH WILL GO BEYOND THE 50 FOOT BUILDING SETBACK LINE IN FRONT OF HOUSE.
2. NEXT DOOR NEIGHBOR OBJECTS TO GARAGE ON SIDE OF HOUSE ADJACENT HIM AND HIS.
3. STEEP SLOPE IN REAR OF HOUSE PREVENTS PLACEMENT OF GARAGE THERE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)

Jerome Ross

Signature

Jerome Ross

Address

121 SWANHILL COURT 400 W 515

City

BALTIMORE MD 21208

State

MD

Zip Code

21208

Name

Jerome Ross

Address

121 SWANHILL COURT 400 W 515

City

BALTIMORE MD 21208

State

MD

Zip Code

21208

Name

Jerome Ross

Address

121 SWANHILL COURT 400 W 515

City

BALTIMORE MD 21208

State

MD

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State

MD

Zip Code

21208

Name

Jerome Ross

Address

121 SWANHILL COURT 400 W 515

City

BALTIMORE MD 21208

State

MD

Zip Code

21208

Name

Jerome Ross

Address

121 SWANHILL COURT 400 W 515

City

BALTIMORE MD 21208

State

MD

Zip Code

21208

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside at 121 SWANHILL COURT

BALTIMORE MD 21208

Jerome Ross Ruth Ross

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (attach narrative or personal affidavit)

1. CANNOT PLACE ON SIDE OF HOUSE DUE TO NEIGHBOR'S

OBJECTION

2. CANNOT LOCATE AT REAR OF HOUSE BECAUSE OF

STEEP GRADE OF LOT

ZONING DESCRIPTION FOR: 121 Swanhill Court

Beginning at the EAST side of Swanhill Court which is 25 feet wide at the distance of 2000 feet NORTH of the centerline of the nearest improved intersecting street, Keyser Road, which is 25 feet wide. Being lot #11, Block 1, Section # 1 in the subdivision of Glencroft as recorded in Baltimore County Plat Book #32, Folio # 77, containing 1.25 acres. Also, known as 121 Swanhill Court, Baltimore, Maryland 21208 and located in the 3rd Election District, 2nd Councilmanic District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 3rd

Date of Posting: 8/16/96

Posted for: Variance

Petitioner: Jerome & Ruth Ross

Location of property: 121 Swanhill Ct.

Location of Sign: 121 Swanhill Ct. on property being zoned

Remarks:

Posted by: Michael

Date of return: 8/16/96

Number of Signs: 1

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside at 121 SWANHILL COURT

BALTIMORE MD 21208

Jerome Ross Ruth Ross

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OBJECTION

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 3rd

Date of Posting: 8/16/96

Posted for: Variance

Petitioner: Jerome & Ruth Ross

Location of property: 121 Swanhill Ct.

Location of Sign: 121 Swanhill Ct. on property being zoned

Remarks:

Posted by: Michael

Date of return: 8/16/96

Number of Signs: 1

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside at 121 SWANHILL COURT

BALTIMORE MD 21208

Jerome Ross Ruth Ross

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (attach narrative or personal affidavit)

1. CANNOT PLACE ON SIDE OF HOUSE DUE TO NEIGHBOR'S

OBJECTION

2. CANNOT LOCATE AT REAR OF HOUSE BECAUSE OF

STEEP GRADE OF LOT

ZONING DESCRIPTION FOR: 121 Swanhill Court

Beginning at the EAST side of Swanhill Court which is 25 feet wide at the distance of 2000 feet NORTH of the centerline of the nearest improved intersecting street, Keyser Road, which is 25 feet wide. Being lot #11, Block 1, Section # 1 in the subdivision of Glencroft as recorded



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 2, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

RE: CASE NUMBER: 97-29-A (Item 34)
121 Swanhill Court
475 Swanhill Court, 2000' W of c/l Keymer Road
3rd Election District - 2nd Councilmanic
Legal Owner(s): Jerome Ross and Ruth C. Ross

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before August 4, 1996. The closing date (August 19, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon

Arnold Jablon
Director

cc: Jerome and Ruth Ross



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 12, 1996

Mr. and Mrs. Jerome Ross
121 Swanhill Court
Baltimore, MD 21208

RE: Item No.: 34
Case No.: 97-29-A
Petitioner: Jerome Ross, et ux

Dear Mr. and Mrs. Ross:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 24, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Rubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 1, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

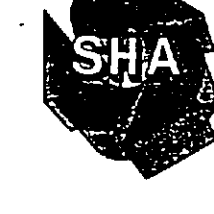
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Lewis*

PK/JL

ITEM18/PZONE/TXTJWL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 034 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2268 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
PDM
SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 5, 96

DATE: Aug 2, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 26
27
29
30
31
32
34
36
37
40
41
42

RBS:sp

BRUCE2/DEPRM/TXTSP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4830

DATE: 08/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF AUGUST 05, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39 AND 41.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

Ruth and Jerome Ross
Owner's Signature
121 Swanhill Ct
Address

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

Robert J. Kallcock
Owner's Signature
121 Swanhill Ct
Address

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

Pat Keller
Owner's Signature
119 Swanhill Ct
Address

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

Ruth and Jerome Ross
Owner's Signature
117 Swanhill Court 21208
Address

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

Robert J. Kallcock
Owner's Signature
113 Swanhill Ct
Address

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

Pat Keller
Owner's Signature
114 Swanhill Ct. 21208
Address

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

Sandra Calvey
Owner's Signature

110 Swanhill Ct.
Address

#34

June 14, 1996

To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

[Signature]
Owner's Signature

116 Swanhill Court Baltimore
Address

#34

June 14, 1996

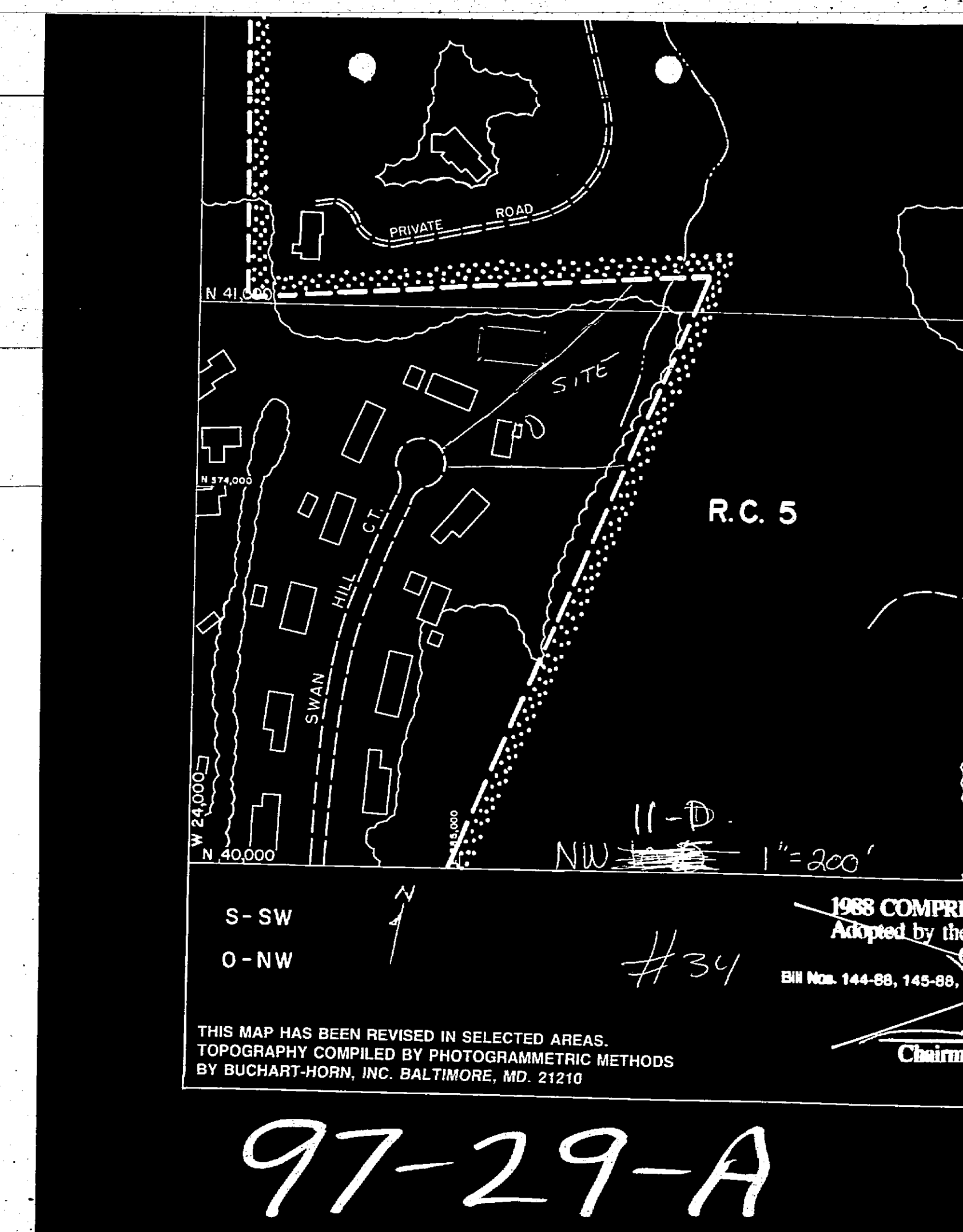
To Whom it may Concern:

The undersigned, property owners within 1000 feet of 121 Swanhill Court, Baltimore, Maryland, have no objection to Ruth and Jerome Ross of 121 Swanhill Court, Baltimore, MD, 21208, erecting a garage on their property. It is understood that the garage will be attached to the right front of the house.

[Signature]
Owner's Signature

111 Swanhill Ct.
Address

#34



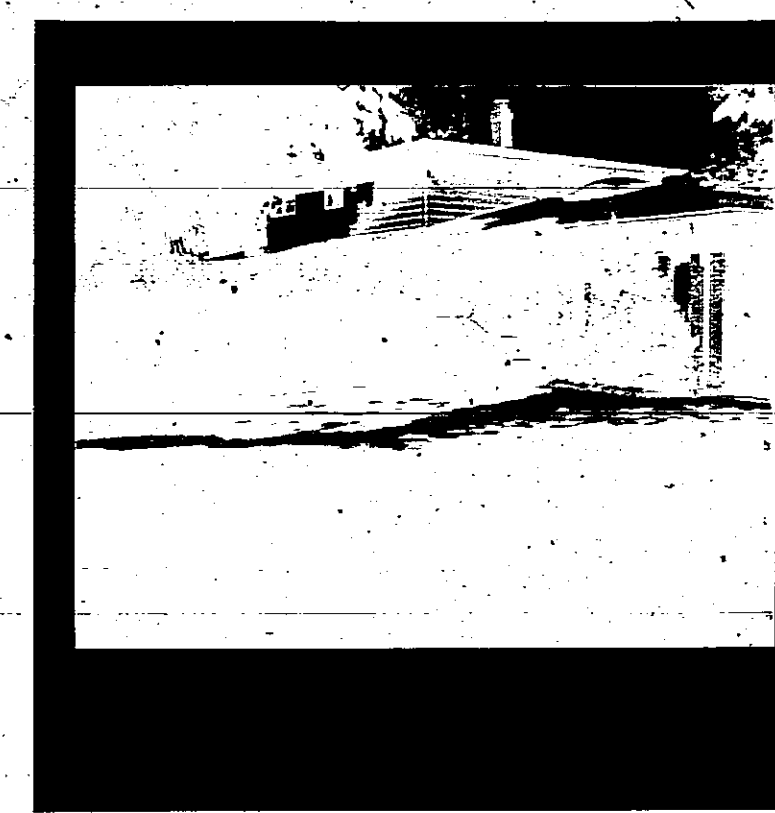
Ross
121 Swanhill Ct
Baltimore, MD 21208

#34

Mr. Mitch Zellman
Planning Review
Dept of Permits & Dev. Man.
111 West Chesapeake Ave
Rm 111
Lanham, MD 21064

PHOTOS — DO NOT BEND

Dear Mitch,
Here are the
photos I took
with me by
accident, sorry!
Thanks for your
help.
Ruth Ross



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 121 SWANHILL COURT

Subdivision name: GLENCROFT

plat book 32, folio 11, lot 11, section -

OWNER: RUTH AND JEROME ROSS

97-29-A

1st showing the property lines as per Deed of Gift, Baltimore County, Maryland, dated 10/10/88, and as shown on the plat attached hereto. This plat is submitted under the Seal of the Baltimore County Planning Board.

LOCATION INFORMATION

Section District: 3

Councilmanic District: 2

1"=200' scale map: NW 11D

Zoning: RC-S, NRHD

Lot size: 1.25 acres 54,838 square feet

SEWER: ☐ ☒ EXIST. ☐ ☒ NEW

WATER: ☐ ☒ EXIST. ☐ ☒ NEW

Chesapeake Bay Critical Area: ☐ ☒ YES

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: MMK ITEM #: 34 CASE#:

North

date: _____

prepared by: _____

Scale of Drawing: 1"= 60'

GVA
Geotechnical & Visual Analysis, Inc.
1000 York Road, Suite 100
Baltimore, Maryland 21206

ROSS RESIDENCE
GARAGE ADDITION
BALTIMORE CO., MARYLAND
SITE/FLOOR PLAN & ELEVATIONS

PROJECT NUMBER: _____

PRELIMINARY DATE: _____

CONCEPT DATE: _____

DATE: _____

SK-2

97-29-A

97-29-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE 1" = 200' ±	LOCATION	SHEET
DATE OF PHOTOGRAPHY JANUARY 1986	LYS TRA #34	N.W. II-D

MICROFILMS